

**14B Barr Smith Avenue, Myrtle Bank, SA 5064**



**House For Sale**

Wednesday, 3 July 2024

14B Barr Smith Avenue, Myrtle Bank, SA 5064

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Theon Bruse  
0419816470



Bevan Bruse  
0884318181

**\$1,520,000**

Buyers will definitely appreciate the quality and attention to detail of this modern family home. It really is impressive. Privately set in a quiet group of only two homes in a beautiful location opposite lovely Ridge Park. Top school zones; Glenunga International High School. Glen Osmond Primary School. Over 245m<sup>2</sup> of total house size. So spacious. 3-meter-high ceilings on the ground level. Beautifully lit shadow line feature ceilings. - Two main bedroom suites. - One on the lower level and one on the upper level. - Two separate generous sized living areas. - Three luxurious bathrooms plus a 4th toilet/powder room. Chef ready kitchen complete with a walk-in pantry top of the line Smeg appliances including an extra wide 900mm oven and gas cook top. Dishwasher. Stylish black sink and tap ware. So much storage and work space. Perfect flow from the main living room to the outdoor entertaining area. The outdoor kitchen and the alfresco can be closed off with a Zip Trak blind system. Well designed for entertaining! - Double lock up garage. - Big laundry utility room. - Excellent storage. - Ducted reverse cycle air conditioning system. - Fire heater. - Solar power system. - Floor to ceiling tiles to all bathrooms. - Solid stone benchtops. - Matt black fittings. - Outdoor heater to alfresco area. - Bathroom mirrors with built in lighting. This home includes everything! We look forward to showing you through at one of the advertised open inspections. This home will sell quickly!